

**Agenda**  
**Board of Aldermen**  
**Town of Gibsonville**

**August 7, 2023**  
**Regular Meeting**

**Town Hall**  
**6:30 pm**

1. Invocation – Crisp
2. Public Comments
3. Approval of agenda
4. Approval of minutes
5. Public Comments – Adopted Annual FY 2024 Budget Ordinance and Tax Rate
6. ACI Automotive & Performance – Joshua Isley
7. Public Hearing - Annexation Petition – 529 NC HWY 61 South
8. Annexation Petition – Alamance County Parcel 110110
9. GDAC Appointment
10. Planning Board Appointments
11. Resolution supporting the creation of the Eastern Piedmont NC Home Consortium
12. Set public hearing - Code of Ordinances Chapter 25 Amendment
13. Reports
  - a. Town Manager
  - b. Mayor
  - c. Board Members

## **Addendum**

**5. Public Comments – Adopted Annual FY 2024 Budget Ordinance and Tax Rate** – Mayor Williams has added this agenda item in order to allow the public to comment on the adopted 2024 Budget Ordinance and tax rate.

**6. ACI Automotive & Performance – Joshua Isley** – Joshua Isley, co-owner of ACI Automotive & Performance, would like to speak to the board regarding parking at 119 Eugene Street. E-mails pertinent to this discussion were forwarded to the board on July 14<sup>th</sup>.

**7. Public Hearing - Annexation Petition – 529 NC HWY 61 South** – Owner Nasser Massry (Starlight Construction, LLC) has submitted an annexation petition for 529 NC HWY 61 South (Guilford County Parcel ID 104350 consisting of 0.91 acres). The board will need to approve the annexation ordinance.  
Attachment: Certificate of Sufficiency, Maps, Annexation Ordinance

**8. Annexation Petition – Alamance County Parcel 110110** – Property owners Charles Neill and Ann Neill Hager have submitted a petition requesting annexation. The property is Alamance County Parcel 110110 consisting of approximately 17.8 acres. The board will need to direct the Town Clerk to certify the sufficiency of the petition and certify the results to the board.  
Attachment: Annexation Petition, GIS Map

**9. GDAC Appointment** – The Gibsonville Development Advisory Committee has one vacancy. Applications were accepted from July 4<sup>th</sup> through August 4<sup>th</sup>. The town received multiple applications. The board will need to decide how to proceed.  
Attachment: Applications

**10. Planning Board Appointments** – The Gibsonville Planning Board has two vacancies to fill the seats of Shirley Heater and Anthony Vincinanza. Applications were accepted from July 17<sup>th</sup> to August 4<sup>th</sup>. The town has received multiple applications. The board will need to decide how to proceed.  
Attachment: Planning Board Applications

**11. Resolution supporting the creation of the Eastern Piedmont NC Home Consortium** – The City of Burlington has invited Gibsonville to join the HOME Program Consortium (HUD funded annually). This is a collaborative initiative between five counties (Alamance, Caswell, Davidson, Randolph, and Rockingham) aimed at enhancing housing options and affordability within communities.  
Attachment: PTRC E-mail, Resolution

**12. Set public hearing - Code of Ordinances Chapter 25 Amendment** – The board will need to set a public hearing for August 21<sup>st</sup> in order to consider amending the code of ordinances, Chapter 25 Streets and Sidewalks, Article VI. Driveways. This amendment would remove the following language: “When an application is made, the public works director will advise on the size of pipe needed, and, if the property owner provides or causes the required pipe to be furnished at the owner’s expense, the town will install same without charge. No pipe, except corrugated metal pipe or reinforced concrete pipe shall be permitted to be installed.”

## CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Gibsonville, North Carolina:

I, Gina M. Griffeth, Town of Gibsonville Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

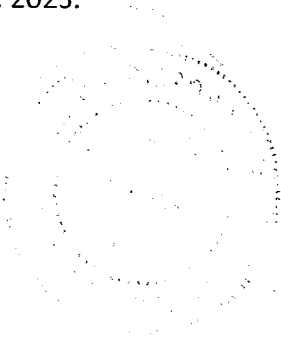
- a. The petition contains an adequate property description of the area proposed for annexation.
- b. The area described in the petition is contiguous to the Town of Gibsonville primary corporate limits, as defined by G.S. 160A-31.
- c. The petition is signed by and includes addresses of all owners of real property lying in the area described therein.

**529 NC HWY 61 SOUTH, GIBSONVILLE NC 27249**

**0.91 acres**

**Guilford County Register of Deeds Book 8734, Page 3070 / Parcel #104350**

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Gibsonville, this 5th day of July, 2023.



Gina M. Griffeth

Town of Gibsonville Clerk

THIS PROPERTY IS  IS NOT  IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

- NOTES:
- A) NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY
  - B) THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD ATTESTING SAME
  - C) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS WILL BE IDENTIFIED BY THE SURVEYOR'S VISUAL EVIDENCE AND AVAILABLE INFORMATION.

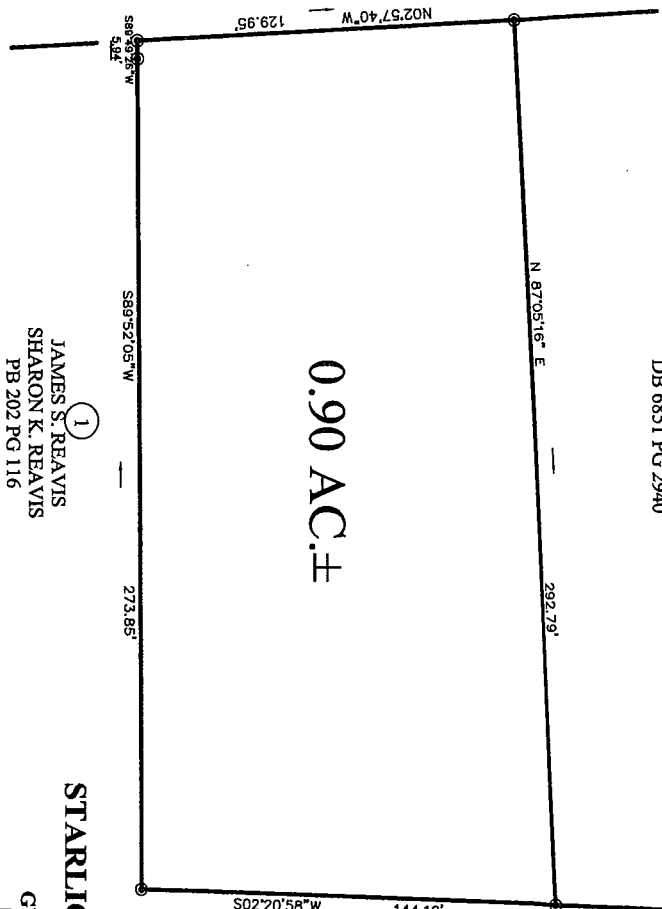


**Certificate of Accuracy**

I hereby certify that under my direction and supervision this plot, shown and described hereon, was drawn from the actual survey, deed and other records and that the bearings and distances shown are calculated by latitude and departures is 1:10,000; that the boundaries not surveyed are shown as broken lines; that the property this survey represents is within the regulation jurisdiction of the State of North Carolina as provided in G.S. 47-30 as amended. Furthermore, I hereby certify that the property lines and the structure located on this property encroaches on any adjacent property or street, and that no structure on the adjacent property encroaches on the premises surveyed, except as shown hereon. This is all of Lot No. 24 in Plat Book GUILFORD Page 1 in the Office of the Register of Deeds for GUILFORD County, North Carolina. Witness my hand and seal this 24 day of JULY, 2023.

*James H. Lowe*  
Professional Land Surveyor L-4217

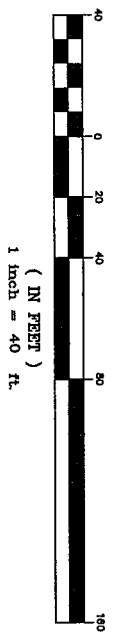
NC HIGHWAY 61  
60' PUBLIC R/W



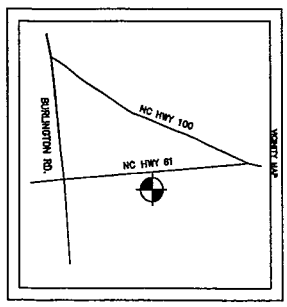
RICHARD SMITH  
SHIRLEY SMITH  
DB 6851 PG 2940

0.90 AC.±

JAMES S. REAVIS  
SHARON K. REAVIS  
PB 202 PG 116



GRID NORTH NAD 83(2011)



- LEGEND
- ⊙ Existing Iron Pipe
  - ⊗ MATHEMATICAL POINT
  - △ PLANTED STONE

PROPERTY OF  
**STARLIGHT CONSTRUCTION LLC**  
ROCK CREEK TOWNSHIP  
GUILFORD COUNTY, NORTH CAROLINA

CAROLINA CORNERSTONE SURVEYING INC.			
3078-D ROCK HILL ROAD BURLINGTON, NORTH CAROLINA (336) 215-1856 (336) 215-2599 BUSINESS LLC-C-4667 WWW.CAROLINACORNERSTONE.COM			
SCALE: 1" = 40'	DATE: 07/24/23		
SURVEY BY: DEK	DWG BY: JHL	APP'D BY: JHL	
TAX LOT: 10430	FILE: 230704		

## LEGAL DESCRIPTION

### 529 NC Highway 61 South

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY OF NC HIGHWAY 61, THENCE N 89°46'26" E, A DISTANCE OF 5.94' TO AN EXISTING IRON PIPE, THENCE N 89°52'05" E, A DISTANCE OF 273.85' TO AN EXISTING IRON PIPE, THENCE N 02°20'58" E, A DISTANCE OF 144.12' TO AN EXISTING IRON PIPE, THENCE S 87°05'16" W, A DISTANCE OF 292.79' TO AN EXISTING IRON PIPE IN THE EASTERN RIGHT OF WAY OF NC HIGHWAY 61, THENCE ALONG SAID RIGHT OF WAY, S 02°57'40" E, A DISTANCE OF 129.95' TO AN EXISTING IRON PIPE, BEING THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.90 ACRES±.

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE TOWN OF GIBSONVILLE, NORTH CAROLINA**

Annex. Ordinance 2023-1

**WHEREAS**, the Gibsonville Board of Aldermen has been petitioned under G.S. 160A-31 to annex the area described below; and

**WHEREAS**, the Gibsonville Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at 129 W Main Street at 7pm on August 7th, 2023, after due notice by publication on July 27th and August 3rd, 2023; and

**WHEREAS**, the Gibsonville Board of Aldermen finds that the petition meets the requirements of G.S. 160A-31;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the Town of Gibsonville, North Carolina that:

Section 1. By the virtue of the authority granted by G.S. 160A-31, the following described territory is hereby annexed and made part of the Town of Gibsonville as of August 7, 2023:

**529 NC HWY 61 SOUTH, GIBSONVILLE NC 27249  
Guilford County Parcel #104350  
Guilford County Deed Book 8734, Page 3070  
0.91 acres**

Section 2. Upon and after August 7th, 2023, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Gibsonville and shall be entitled to the same privileges and benefits as other parts of the Town of Gibsonville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Gibsonville shall cause to be recorded in the office of the Register of Deeds of Guilford County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Guilford County Board of Elections, as required by G.S. 163-288.1.

Adopted this 7th day of August, 2023.

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Mayor

ATTEST:

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Town Clerk

**Town of Gibsonville  
Petition Requesting Annexation**

**To the Board of Alderman of the Town of Gibsonville:**

- 1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed into the Town of Gibsonville**
- 2. The area to be annexed is contiguous to the Town of Gibsonville and the boundaries of such territory are as follows: (See attached)**

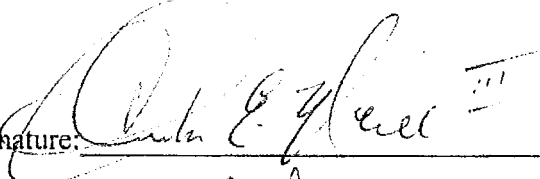
**Property Owner(s):** NEILL CHARLES E III Address: \_\_\_\_\_


HAGER ANN NEILL

**Phone Number:** N/A

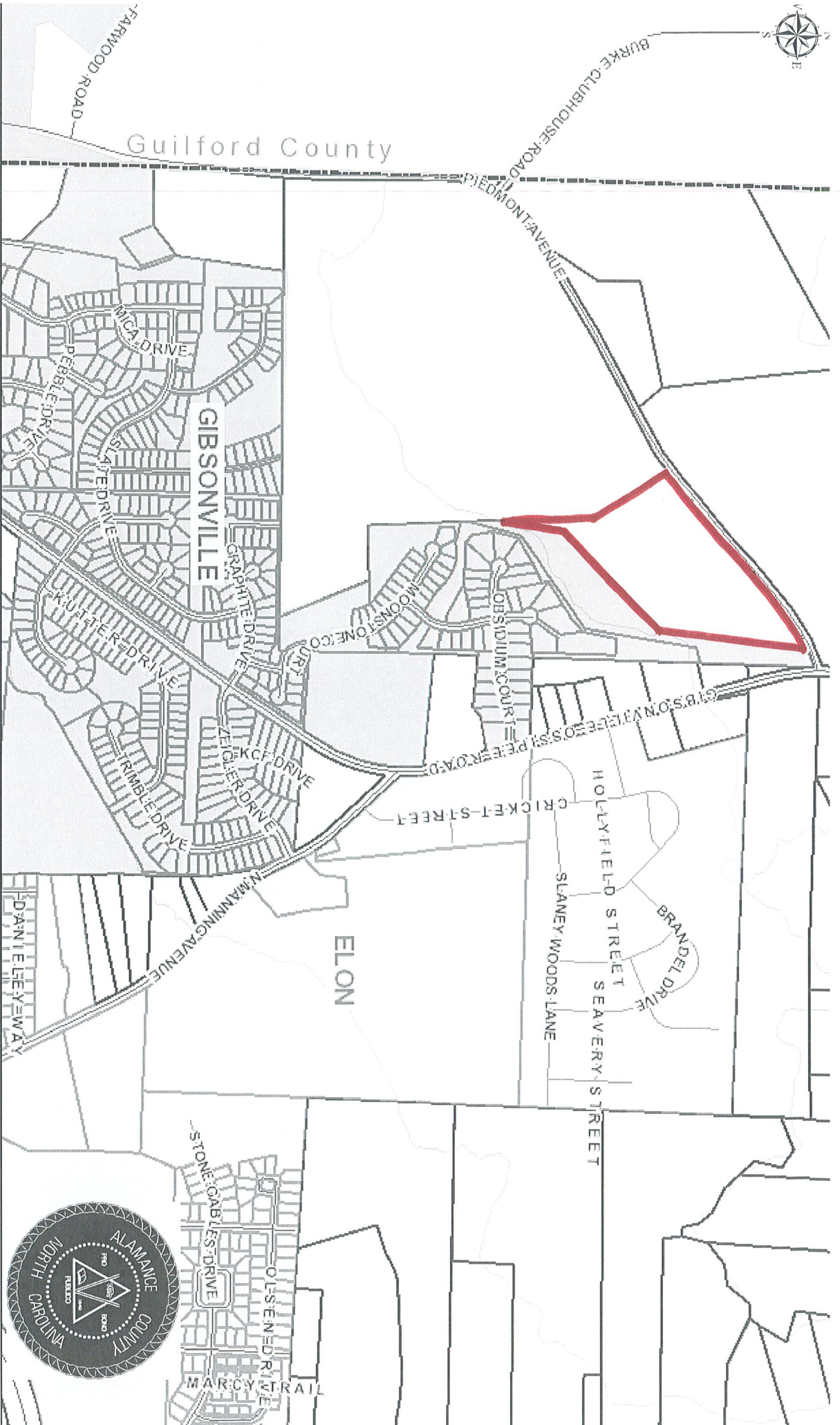
**Parcel Information:** County  Guilford  Alamance Address: Piedmont Ave. Adjacent to: 820

**County Parcel Number:** 110110      **Deed Book:** 3661      **Page:** 0249

Owner(s) Signature:       Date 7-31-2023

      Date 7/31/2023



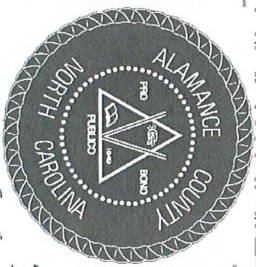


Owner Name: NELL CHARLES E III  
 HAGER ANN NEILL  
 2319 KRISTA KIM DRIVE  
 HIGH POINT, NC 27265  
 GPIN: 8846336637  
 PID: 3-4-1-15A

**Heavy Industrial Development Applicants**

- APPLIED FOR PERMIT
- PERMIT APPROVED

August 1, 2023



Alamance County GIS  
 Alamance County GIS Department

**DISCLAIMER:** Digital maps provided are not survey grade or a legal document. They are a best approximation of what is on the ground, but do contain errors. The data comes from various sources nationally, the state of North Carolina, and here in Alamance County. Alamance County will find the best responsible data for the project and use that data to create the maps. These maps and data are a service provided for the benefit of Alamance County citizens. We constantly strive to improve the quality and expand the amount of data and maps available.

ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decision made or action taken or not taken by the user. The user knowingly waives any and all claims for damages against Alamance County for any and all damages or claims against Alamance County that may arise from the mapping data. Date: 8/1/2023

**G. Griffeth**

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**From:** Ben Baxley  
**Sent:** Monday, July 17, 2023 2:10 PM  
**To:** G. Griffeth  
**Subject:** FW: Form Submission - New Form

**From:** Squarespace <form-submission@squarespace.info>  
**Sent:** Monday, July 17, 2023 1:31 PM  
**To:** Ben Baxley <BBaxley@Gibsonville.net>  
**Subject:** Form Submission - New Form

Sent via form submission from [Town of Gibsonville NC](#)

**Name:** Cassie Grubbs

**Email:** [REDACTED]

**Address:** [REDACTED]

**Do you live inside the Town limits of Gibsonville?:** Yes

**Phone:** [REDACTED]

**Place of Employment:** Bear Bottom Kid's Consignment

**Address of Employment:** 235 Burke St

**Description of job duties:** Manager

**Educational Background:** John Motley Morehead High School  
Rockingham Community College  
Jan Secor School of Real Estate

**Are you currently serving on a board or commission of the Town of Gibsonville? :** Yes

**If so, what Board or Commission?:** Downtown Design Committee

**Please list the name(s) of the board(s) to which you are applying or seeing reappointment to::** Development Advisory Committee

**Why do you wish to service the Town in this capacity?:** I am committed to the town of Gibsonville and its inhabitants. We are one of the only non-commercialized small towns left in the area and I would love to help grow our image of being the small town break needed in a big town world. I have endless ideas with time, energy, and motivation to follow through. I would love an opportunity to be in an environment where I can serve the town and its people.

**Please type your full name in lieu of your signature:** Cassie Grubbs

Does this submission look like spam? [Report it here.](#)

TOWN OF GIBSONVILLE  
Board and Commission Application

The Gibsonville Board of Aldermen has adopted this application for use by individuals interested in appointment to the Town's advisory boards and commissions. To ensure your application will receive full consideration, please answer all questions completely. Return this application either in person, by mail or by fax to:

Town of Gibsonville, 129 W Main Street, Gibsonville, NC 27249. FAX 336-449-4196.

\*\*\*Please Print or Type\*\*\*

PERSONAL INFORMATION

Name Angela M. Coffey Date August 3, 2023  
Address [REDACTED] City/State Gibsonville NC Zip 27249

Do you live inside the Town limits of Gibsonville? Yes \_\_\_\_\_ No X

Telephone: Home [REDACTED] Work [REDACTED] Cell [REDACTED]

PLACE OF EMPLOYMENT [REDACTED] Address [REDACTED]  
Brunswick, NC 27806

Description of job duties Marketing, Admissions  
Business Office mgr

EDUCATIONAL BACKGROUND (Please list including names of all schools attended)  
Ohio Christian University 2016 Graduate  
Bachelor's degree in  
leadership & ministry

BOARD PREFERENCE

Are you currently serving on a board or commission of the Town of Gibsonville? Yes \_\_\_\_\_ No X

If so, what Board or Commission? \_\_\_\_\_

Please list the name(s) of the board(s) to which you are applying or seeking reappointment to:  
Development Advisory Committee

Why do you wish to service the Town in this capacity? If additional space is needed, please attach a separate sheet.  
To be part of decision making to better  
serve the whole community. To be sure  
proper input is provided prior to  
decision making.

Signature Angela M. Coffey

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\*\*\*Please Print or Type\*\*\*

**PERSONAL INFORMATION**

Name Aleisha Tickle Date 8/3/2023

Address [REDACTED] City/State NC Zip 27249

Do you live inside the Town limits of Gibsonville? Yes  No

Telephone: Home [REDACTED] Work [REDACTED] Cell [REDACTED]

**PLACE OF EMPLOYMENT** [REDACTED] Address [REDACTED]

Description of job duties Ordering stock, overseeing food bank donations, light office work

**EDUCATIONAL BACKGROUND** (Please list including names of all schools attended)  
Southern Alamance High School, Alamance Community College

**BOARD PREFERENCE**

Are you currently serving on a board or commission of the Town of Gibsonville? Yes  No

If so, what Board or Commission? N/A

Please list the name(s) of the board(s) to which you are applying or seeking reappointment to:  
Planning Board, Development Advisory Committee

Why do you wish to service the Town in this capacity? If additional space is needed, please attach a separate sheet.

I've lived in Gibsonville twice. Once in college, and now that I am 30. I love this town and I am glad to be back. Now that I am older, I want to find a way to serve this fine town and its people.

Signature Aleisha Tickle

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**Town of Gibsonville, 129 W Main Street, Gibsonville, NC 27249. FAX 336-449-4196.**

**\*\*\*Please Print or Type\*\*\***

**PERSONAL INFORMATION**

Name Brandon Wayne Anselmo Date 8/3/2023

Address [REDACTED] City/State NC Zip 27249

Do you live inside the Town limits of Gibsonville? Yes  No

Telephone: Home [REDACTED] Work [REDACTED] Cell [REDACTED]

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**PLACE OF EMPLOYMENT:** [REDACTED] Address [REDACTED]

Description of job duties Maintain operations for paperwork production and data throughput for Downtown Executive Branches, RTP, York Court/Elon offices of Labcorp.

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**EDUCATIONAL BACKGROUND** (Please list including names of all schools attended)

Southern Alamance High School Graduate / Alamance Community College Attendee

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**BOARD PREFERENCE**

Are you currently serving on a board or commission of the Town of Gibsonville? Yes  No

If so, what Board or Commission? N/A

Please list the name(s) of the board(s) to which you are applying or seeking reappointment to:

Development Advisory Committee / Planning Board

Why do you wish to service the Town in this capacity? If additional space is needed, please attach a separate sheet.

\*\*Attachment Provided\*\*

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Signature [Handwritten Signature]

August 3, 2023

Candidate: Brandon Wayne Anselmo

Potential Appointments: Development Advisory / Planning Board

Why do I wish to serve the Town of Gibsonville in any capacity?

I have lived in Gibsonville several times throughout my tenure back in North Carolina. Once I had kids of my own, I knew I wanted to be here as it was the closest thing to the picturesque quaint mountain valley town that I grew up in during my formative years back in Hiawassee, GA. No mountains, but very much a similar aesthetic and small-town vibe.

I feel I could bring a multitude of perspective on matters of all sorts. I have always been very proactive with a keen attention to detail. I consider myself a forward thinker with boundless interests and experience in all sorts of fields from art, design, multimedia production & textile applications to construction, foraging, and system management. I am somewhat meticulous but enjoy learning things and building upon things. Continuous improvement is somewhat of a way of life for me.

I just wonder sometimes if there are people in the right places raising the right questions when certain things are proposed. It never hurts to try and be a voice in the conversation if you think you have something that could add to the general consensus and overall wellbeing of things, places, people.

I think I could very well be a helpful addition to the conversations of such importance and would like to be of service if at all possible.

Thank you for your consideration!

Sincerely,

Brandon Anselmo

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**Board and Commission Application**

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**\*\*\*Please Print or Type\*\*\***

**PERSONAL INFORMATION**

Name Byron Bellman Date 7-19-23

Address [REDACTED] City/State Gibsonville Zip 27249

Do you live inside the Town limits of Gibsonville? Yes  No

Telephone: Home [REDACTED] Work [REDACTED] Cell [REDACTED]

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**PLACE OF EMPLOYMENT** [REDACTED] Address [REDACTED]

Description of job duties Director of Compliance

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**EDUCATIONAL BACKGROUND** (Please list including names of all schools attended)

Bachelors of Science in Criminal Justice Emphasis in Homeland Security - University of Mississippi  
Master of Business Administration - Elon University

**BOARD PREFERENCE**

Are you currently serving on a board or commission of the Town of Gibsonville? Yes  No

If so, what Board or Commission? Planning Board

Please list the name(s) of the board(s) to which you are applying or seeking reappointment to:

Planning Board

Why do you wish to service the Town in this capacity? If additional space is needed, please attach a separate sheet.

I believe that it is vital to serve one's community and that every community needs a cross section of its population to serve so that all perspectives are accounted for. As a father, I have a long term view of what I believe is necessary for the Town of Gibsonville to thrive. I want my children to look back at our town in 20 years and see the positive impacts that our town leaders made with their grandchildren in mind.

Signature Byron L. Bellman



**Name:** Dr Jeffrey A Williams

**Email:** [REDACTED]

**Address:** [REDACTED]

**Do you live inside the Town limits of Gibsonville?:** Yes

**Phone:** [REDACTED]

**Place of Employment:** Retired - State of Michigan

**Address of Employment:** [REDACTED]

**Description of job duties:**

**Educational Background:** PhD, Human Services - Capella University (2010) Minneapolis, MN

M.A. Human Resources Development - Siena Heights University (1999) Adrian, MI

B.A. Community Services - Siena Heights University (1995) Adrian, MI

A.A. Criminal Justice - St. Clair County Community College (1985) Port Huron, MI

**Are you currently serving on a board or commission of the Town of Gibsonville? :** No

**If so, what Board or Commission?:**

**Please list the name(s) of the board(s) to which you are applying or seeing reappointment to::** Planning, Public Safety

**Why do you wish to service the Town in this capacity?:** I'm retired and have been a public servant at city, county, state, and federal levels since 1979

**Please type your full name in lieu of your signature:** Jeffrey A Williams

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\*\*\*Please Print or Type\*\*\*

PERSONAL INFORMATION

Name Ricky Sheffield Date 5-12-23

Address [REDACTED] City/State NC Zip 27249

Do you live inside the Town limits of Gibsonville? Yes  No

Telephone: Home \_\_\_\_\_ Work [REDACTED] Cell [REDACTED]

PLACE OF EMPLOYMENT [REDACTED] Address [REDACTED]

Description of job duties Regional truck driver / and own the Flea Market

EDUCATIONAL BACKGROUND (Please list including names of all schools attended)

Harvey Newlin, Broadview, Cummings High - Class of 84  
Some college as well as BLET training with the Navy

BOARD PREFERENCE

Are you currently serving on a board or commission of the Town of Gibsonville? Yes \_\_\_\_\_ No

If so, what Board or Commission? \_\_\_\_\_

Please list the name(s) of the board(s) to which you are applying or seeking reappointment to:

ABC Board / \* interested in any board.

Why do you wish to service the Town in this capacity? If additional space is needed, please attach a separate sheet.

Really want to be part of own town, and the  
decisions that go along with running the town.  
I believe if you want to have a great town  
to live in, you should get involved. I hope this is just the  
beginning for me

Signature Ricky Sheffield

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\*\*\*Please Print or Type\*\*\*

PERSONAL INFORMATION

Name CHAUNCEY RADCLIFFE MANN Date 11/08/2022

Address [REDACTED] City/State GIBSONVILLE, NC Zip 27249

Do you live inside the Town limits of Gibsonville? Yes X No \_\_\_\_\_

Telephone: Home [REDACTED] Work [REDACTED] Cell [REDACTED]

PLACE OF EMPLOYMENT [REDACTED] Address [REDACTED]

Description of job duties SENIOR AREA MANAGER FOR CENTRAL NC DIVISION

EDUCATIONAL BACKGROUND (Please list including names of all schools attended)

CLEMSON UNIVERSITY - BS IN BUS. ADMIN. - GRADUATED 2011  
ALABAMA COMM COLLEGE - CURRENTLY ENROLLED - I TAKE MICROSOFT + PROGRAMMING

BOARD PREFERENCE

Are you currently serving on a board or commission of the Town of Gibsonville? Yes \_\_\_\_\_ No X


If so, what Board or Commission? N/A

Please list the name(s) of the board(s) to which you are applying or seeking reappointment to:

GIBSONVILLE PLANNING BOARD

Why do you wish to service the Town in this capacity? If additional space is needed, please attach a separate sheet.

I LOVE GIBSONVILLE AND WOULD TAKE HONOR IN SERVING ITS CITIZENS  
BY HELPING DETERMINE THE TOWN'S "BEST PATH FORWARD" - THIS  
POSITION SHOULD BE ONE OF SELFLESSNESS THAT PUTS THE TOWN'S  
NEEDS ABOVE ALL, AND I FEEL CONFIDENT THAT I WOULD DO THAT,  
ALWAYS AND WITHOUT QUESTION OR HESITATION. I SINCERELY APPRECIATE THE

Signature 

CONSIDERATION REGARDLESS.

## G. Griffeth

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**From:** Michael Blair <mblair@ptrc.org>  
**Sent:** Friday, July 21, 2023 4:05 PM  
**To:** G. Griffeth  
**Subject:** FW: New HOME Consortium info  
**Attachments:** Randolph County Signature Page.pdf; TEMPLATE Resolution - Eastern Piedmont HOME Consortium.docx; Main Eastern Piedmont HOME Application for New HOME Consortium.pdf

FYI – I got Ben’s out of office email so forwarding to you.



### Michael Blair

Community Development Director

t : 336.904.0300

e: mblair@ptrc.org | w: www.ptrc.org

a: 1398 Carrollton Crossing Drive, Kernersville, NC 27284



**From:** Michael Blair  
**Sent:** Friday, July 21, 2023 4:02 PM  
**To:** Michael Blair <mblair@ptrc.org>  
**Cc:** Michael Blair <mblair@ptrc.org>  
**Subject:** New HOME Consortium info

All,

I am writing to you today on behalf of the City of Burlington. We would like to extend an invitation to your town to join our new HOME Program Consortium (HUD funded annually), a collaborative initiative aimed at enhancing housing options and affordability within our communities. The City of Burlington will be the grantee and solely responsible for the new HOME Program Funding. If you are getting this email I either have not heard back about an initial email on the 10<sup>th</sup> or in the rush to send out this opportunity I missed your email address. I’ve attached the agreement that was submitted before June 30<sup>th</sup> and a template for a resolution and signature card if you have a meeting between now and the 15<sup>th</sup> of August.

For some background, the HOME Program Consortium is an alliance of five counties (Alamance, Caswell, Davidson, Randolph and Rockingham), the City of Burlington, hopefully other towns and cities, nonprofits, and community organizations working together to address the pressing issue of housing affordability. By pooling resources, sharing expertise, and leveraging collective efforts, we believe we can make a substantial impact on the availability of affordable housing in our region.

We would have proposed this to you, and the other municipalities, this spring when we started the process to create a new Consortium that was due to HUD by June 30<sup>th</sup>, but at the time I understood that only the contiguous Counties needed to sign the agreement. The counties did this before the June 30<sup>th</sup> deadline. However on July 5<sup>th</sup> we were informed by HUD that every unit of government, in each county, had to sign the agreement.

The HOME Program is based on population (plus housing conditions and income levels) so losing the towns and cities in the calculation reduced the estimated annual funding from \$2.1 million to \$1.3 million. Also we were told that we could

only fund activities inside the official members boundaries so excluded towns and cities would not receive any benefit from the program.

After more discussions with HUD we were told that we can add other members by August 15<sup>th</sup> which is a short timeline but hopefully doable.

Your participation in our consortium would be immensely beneficial to your community and the Consortium itself. By joining, we can not only amplify our collective impact but also foster closer cooperation, information sharing, and innovation in the realm of affordable housing. And we would be able to occasionally fund projects inside your boundaries.

To formalize your participation in the HOME Program Consortium, we kindly request you to consider passing a council resolution to sign the agreement before August 15<sup>th</sup>. This resolution would signify commitment to join the Consortium. I would be delighted to meet with you and your team to further discuss the benefits and expectations of joining the HOME Program Consortium. I am available at your convenience to answer any questions, address concerns, and provide any additional information you may require.

Thank you for considering this proposal, and we look forward to the possibility of your town joining us in this vital endeavor. Together, we can create a brighter future and ensure affordable housing for all members of our community.

Attached to this email, you will find a template for a resolution and the five county agreement. We are confident that this consortium will provide us with a unique opportunity to make a lasting difference in our communities.

Sincerely,

Michael



**Michael Blair**

Community Development Director

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**NORTH CAROLINA  
TOWN OF  
GIBSONVILLE**

**RESOLUTION  
SUPPORTING THE CREATION OF  
THE EASTERN PIEDMONT NC HOME CONSORTIUM**

**WHEREAS**, if approved, this resolution would offer support for the creation of the Eastern Piedmont NC Home Consortium and further authorizes the Town Manager to negotiate and enter into an agreement with other units of local government in the five (5) counties in creating the consortium, and further authorizes the Town Manager to sign all contracts, grant agreements, certifications with the US Department of Housing and Urban Development, the State of North Carolina, or other agencies as may be required to carry out the activities of the consortium.

**WHEREAS**, the creation of the HOME Consortium provides an opportunity for federal block grant funding to be used toward the development of affordable housing opportunities within the Eastern Piedmont Consortium, which covers Alamance, Caswell, Davidson, Randolph and Rockingham Counties. This action does not commit the City/Town to provide any funding, as the only time a funding commitment may be required is if the City/Town were to pursue grant funding through the consortium for an affordable housing initiative.

**WHEREAS**, the HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use, often in partnership with local nonprofit groups, to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance to low-income households. HOME is the largest Federal block grant to state and local governments, designed exclusively to create affordable housing for low-income households, with HOME funds awarded annually as formula grants to participating jurisdictions.

**WHEREAS**, generally, units of local government form consortia to access direct formula allocations of HOME funds to support housing activities and programs, for which States are automatically eligible for HOME funds and receive their formula allocation or \$3 million, whichever is greater. Local jurisdictions eligible for at least \$750,000 under the formula also can receive a direct allocation. Communities that do not qualify for an individual allocation under the formula can join with one or more neighboring localities in a legally binding consortium whose members' combined allocation would meet the threshold for direct funding. Under current funding levels, if all eligible counties, and municipalities, join this consortium, the proposed consortium would have funding of approximately \$2,172,070 annually. The net funding level after deducting administrative fees used to run the program would be approximately \$1,960,000.

**WHEREAS**, there is a 25% on-going match requirement on all funds drawn from the consortium's HOME Investment Trust Fund treasury account in that fiscal year. The 25% non-federal match can be in the form of cash, assets, labor or other services valuable to the HOME program. The 25% match will be the responsibility of the recipient accessing the funds on a project by project

basis. In the current regional consortium, funds from private and non-profit partners have produced far more match funds than would be required and no local funds have been required for match. No money is required from local governments to join the consortium.

**NOW, THEREFORE, BE IT RESOLVED BY THE GIBSONVILLE BOARD OF ALDERMEN**, that the Board is in support of participation in an Agreement to join the Eastern Piedmont NC HOME Consortium, which will provide an opportunity for Low Income Residents of the Town to receive benefit from grant funds to be used toward the development of affordable housing.

August 7, 2023

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Mayor

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Attest